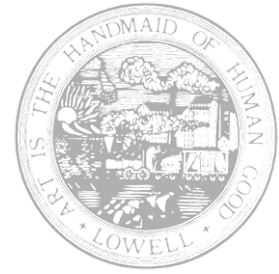


REVISED 12/9/2021

City of Lowell
Zoning Board of Appeals
Agenda



12/13/2021 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 12/13/2021 at 6:30 PM.

This meeting will occur in-person with the option to join remotely. You can chose to attend in-person in the City Council Chambers, 375 Merrimack Street, Lowell, MA 01852; or you can choose to attend remotely by using one of the following four options to access the meeting:

1. Join the meeting from your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/83559546334>
2. Call (646) 558-8656 and enter the MEETING ID: 835 5954 6334
3. Watch LTC Channel 99
4. Watch online at: <https://www.ltc.org/watch/channel-99/>

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

ZBA-2021-34

Petition Type: Variances

Applicant: Julio Cortez

Property Located at: 242 Lakeview Ave 01850

Applicable Zoning Bylaws: Section 5.1; Section 5.3

Petition: Mr. Julio Cortez has applied to demolish a vacant single family home and bakery at 242 Lakeview Avenue and replace them with a two family home. The property is located in the Traditional Multi Family (TMF) zoning district, and requires multiple variances under Section 5.1 for front and side yard setbacks, minimum lot area, and minimum lot area per dwelling unit, and under Section 5.3 for landscaped open space, and any other relief required under the Lowell Zoning Ordinance.

II. New Business

ZBA-2021-51

Petition Type: Variances

Applicant: Eriberto Garcia

Property Located at: 84 Cambridge Street 01851

Applicable Zoning Bylaws: Section 4.5

Petition: Eriberto Garcia has applied to the Zoning Board of Appeals to construct a second story addition at 84 Cambridge Street within the side yard setback. The property is located in the Traditional Two Family (TTF) zoning district and requires Variance approval under Section 4.5 to extend a nonconforming side yard setback and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-55

Petition Type: Variances

Applicant: Boston Capital

Property Located at: 733-735 Broadway Street 01854

Applicable Zoning Bylaws: Section 8.1; Section 5.1; Section 5.2; Section 5.3; Section 6.1

Petition: Boston Capital has applied to the Zoning Board of Appeals to redevelop the historic mill building at 733-735 Broadway Street into 53 affordable housing units. The project includes the

redevelopment of the existing structure and the construction of an addition to include additional housing, a management office, and parking. The subject property is located in the Traditional Multi-Family (TMF) zoning district and requires Site Plan Review approval per Section 11.4, Special Permit approval per Section 8.1 for the conversion of a historic structure, and Special Permit approval per Section 4.5 for the conversion from one non-conforming use to another non-conforming use from the Lowell Planning Board. The project also requires Variance approval per Section 6.1 for relief from the off-street parking and landscaping requirements, Variance approval per Section 8.1 for relief from the Historic Conversion requirements, Variance approval per Section 5.1 for relief from dimensional requirements, Variance approval per Section 5.2 for relief from special dimensional requirements, and Variance approval per Section 5.3 for relief from the landscaped open space requirement from the Lowell Zoning Board of Appeals, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-56

Petition Type: Variance

Applicant: Chuck and Vanna Sart

Property Located at: 208 Parkview Ave 01852

Applicable Zoning Bylaws: Section 6.1.10

Petition: Chuck and Vanna Sart has applied to the Zoning Board of Appeals to construct a driveway within the side and building setbacks at 208 Parkview Ave. The property is located in the Suburban Single Family (SSF) zoning district and requires Variance approval under Section 6.1.10 and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-57

Petition Type: Special Permit

Applicant: Beth Israel Lahey Health Behavioral Services

Property Located at: 259 Baldwin Street 01851

Applicable Zoning Bylaws: Section 4.5

Petition: Beth Israel Lahey Health Behavioral Services has applied to the Zoning Board of Appeals to operate a residential recovery home for women with a substance use disorder and their children at 259 Baldwin Street. The property is located in the Suburban Single Family (SSF) zoning district and requires a Special Permit under Section 4.5 to change from one nonconforming use to another nonconforming use and for any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-58

Petition Type: Special Permit

Applicant: Batten Bros, Inc.

Property Located at: 691 Rogers Street

Applicable Zoning Bylaws: Section 6.3

Petition: Batten Bros. Inc, has applied to the Zoning Board of Appeals on behalf of Salem Five Bank, for an internally illuminated sign at 691 Rogers Street. The property is located in the Regional Retail zoning district (RR), and requires a Special Permit under Section 6.3 and any other relief required under the Lowell Zoning Ordinance.

ZBA-2021-60

Petition Type: Variances

Applicant: Ra Nou

Property Located at: 15 Clifford Street

Applicable Zoning Bylaws: Section 5.1; Section 6.1.10

Petition: Ra Nou has applied to the Zoning Board of Appeals to construct a garage that would not meet the front yard setback and a driveway that would exceed the maximum allowed Floor Area Ratio (FAR) in the Suburban Neighborhood Single Family (SSF) zoning district. The application requires Variance relief under Section 5.1 for the front yard setback, Section 6.1.10 for the curb cut, and for any other relief required under the Lowell Zoning Ordinnace.

III. Other Business:

74-76 Beaulieu Street – Minor Modification Request

The applicant is seeking the removal of a condition placed on the property's Special Permit for Use in 2004. This Special Permit allowed the property to be used as a 3-family building if it remained owner-occupied. The applicant recently purchased the building and is requesting that this condition is waived.

610 Gorham Street – Administrative Review

This application is before the Board to satisfy a condition of approval for a parking variance for 610 Gorham Street granted on February 2, 2021. The Board conditioned that there be a 6-month administrative review to evaluate the success of the reduced parking to 4 off-street parking spaces. The building has not yet received occupancy.

Election of Officers**Minutes for Approval:**

11/22/2021

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by November 28, 2021 and December 5, 2021.